



## 117 Panora Way Calgary Alberta

\$748,800

OPEN HOUSE SUN Oct. 25th: 12:00 pm - 4:00 pm. Welcome to 117 Panora Way NW, an exceptional two-storey home with a walk-up basement, offering nearly 2,800 sq. ft. of fully developed living space in the highly desirable community of Panorama Hills. Don't miss this opportunity to own a multi-generation home with an illegal basement suite, ideal for a young adult seeking privacy or extended family needing their own space. Situated on a quiet street and backing onto open green space with no rear neighbours, this property offers both privacy and convenience. This spacious home features a total of 5 bedrooms, 3.5 bathrooms, and a double garage. The main floor includes a large and bright family room with a cozy fireplace and a big backyard-facing window, a formal dining room, and a flex room. The kitchen offers plenty of cabinet space, a centre island and a breakfast nook. On the upper level, the spacious bonus room with large windows provides abundant natural light and flexibility as a family room, media room, or home office. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms offer comfortable space for family or guests. The fully developed illegal basement suite, accessible through a separate walk-up entrance, includes its own living room area, a kitchenette, 2 generous bedrooms, a den, a separate laundry room and a 4-piece bathroom. Perfect for guests, teens, or extended family. The lower level also offers potential to be converted into a legal suite, subject to City of Calgary approval. It also comes with 2 sets of washer and dryer and 2 fridges. The backyard is fully fenced and includes a 6' x 26' concrete patio. Conveniently located within walking distance to schools, Save-On-Foods, Tim Hortons, restaurants, and the bus stop for Edmonton. A short drive brings you to VIVO Recreation Centre, the public library, Superstore, ...

Bedroom 9.50 Ft x 12.25 Ft

Bedroom 8.92 Ft x 14.33 Ft

4pc Bathroom 9.67 Ft x 5.08 Ft

Other 10.00 Ft x 6.75 Ft

Recreational, Games room 22.00 Ft x 20.75 Ft

Living room 15.50 Ft x 11.67 Ft

2pc Bathroom 7.58 Ft x 2.67 Ft

Breakfast 11.17 Ft x 8.83 Ft

Primary Bedroom 11.92 Ft x 15.08 Ft

Bedroom 10.75 Ft x 10.08 Ft

Bedroom 10.75 Ft x 9.67 Ft

Bonus Room 14.67 Ft x 15.17 Ft

a

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 11.25 Ft x 7.92 Ft

Kitchen 13.00 Ft x 13.17 Ft

Family room 11.92 Ft x 14.50 Ft

4pc Bathroom 10.75 Ft x 8.42 Ft

4pc Bathroom 10.75 Ft x 8.33 Ft